126.0	0005	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,016,300 /	1,016,300
					USE VALUE:	1,016,300 /	1,016,300
					ASSESSED:	1,016,300 /	1,016,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARBUTO ROSALIE A
Owner 2:	
Owner 3:	
Street 1:	18 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,965 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2911 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5965.000	473,100	4,100	539,100	1,016,300
Total Card	0.137	473,100	4,100	539,100	1,016,300
Total Parcel	0.137	473,100	4,100	539,100	1,016,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.12 | /Parcel: 349.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	81244
GIS Ref	
GIS Ref	
Insp Date	12/02/17

!9775!

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,100	4100	5,965.	539,100	1,016,300	1,016,300	Year End Roll	12/18/2019
2019	104	FV	364,400	4100	5,965.	569,000	937,500	937,500	Year End Roll	1/3/2019
2018	104	FV	364,400	4100	5,965.	419,300	787,800	787,800	Year End Roll	12/20/2017
2017	104	FV	340,800	4100	5,965.	401,300	746,200	746,200	Year End Roll	1/3/2017
2016	104	FV	340,800	4100	5,965.	371,300	716,200	716,200	Year End	1/4/2016
2015	104	FV	302,000	4100	5,965.	311,500	617,600	617,600	Year End Roll	12/11/2014
2014	104	FV	302,000	4100	5,965.	304,300	610,400	610,400	Year End Roll	12/16/2013
2013	104	FV	314,900	4100	5,965.	289,900	608,900	608,900		12/13/2012

PRINT

Date	Time
12/11/20	00:11:40

LAST REV

Date	Time
03/22/18	15:54:51
apro	
9775	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	727-91		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	81244
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
11/20/2008	Meas/Inspect	163	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5965		Sq. Ft.	Site		0	90.	1.00	10									539,056						539,100	

Total AC/HA: 0.13694 | Total SF/SM: 5965 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 539,056 | Spl Credit | Total: 539,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05199075
Const Adj.:	1.00489950
Adj $ / SQ:	179.715
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685686
Depreciation:	212563
Depreciated Total:	473124

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

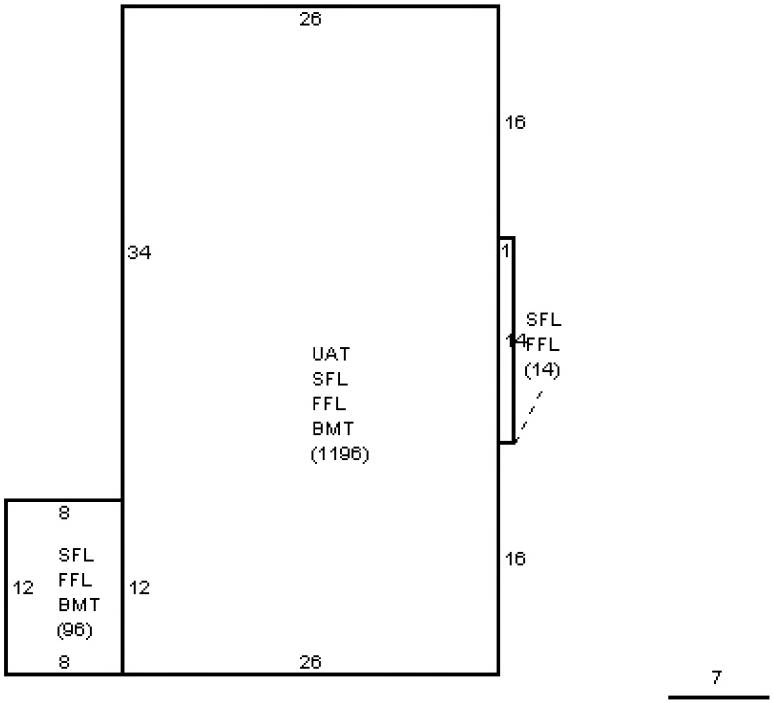
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	179.71
Special Features:	0	Val/Su Net:	112.56
Final Total:	473100	Val/Su SzAd	181.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,306	179.710	234,707
SFL	Second Floor	1,306	179.710	234,707
BMT	Basement	1,292	53.910	69,657
UAT	Upper Attic	299	125.800	37,614

Net Sketched Area:	4,203	Total:	576,685

Size Ad	2612	Gross Are	5100	FinArea	2911

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1925	21.58	T	50	104			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100

IMAGE

AssessPro Patriot Properties, Inc